



OHIO AUDITOR OF STATE
KEITH FABER



**LAKE COUNTY LAND REUTILIZATION CORPORATION
LAKE COUNTY**

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**LAKE COUNTY LAND REUTILIZATION CORPORATION
LAKE COUNTY**

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OHIO AUDITOR OF STATE KEITH FABER



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INDEPENDENT AUDITOR'S REPORT

Lake County Land Reutilization Corporation
Lake County
8 North State Street, Suite 215
Painesville, Ohio 44077

To the Board of Directors:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the General Fund of the Lake County Land Reutilization Corporation, Lake County, Ohio (the Corporation), as of and for the years ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of the Lake County Land Reutilization Corporation, Lake County, Ohio as of December 31, 2022 and 2021, and the respective changes in financial position thereof for the years then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Corporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Efficient • Effective • Transparent

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Corporation's basic financial statements. The Schedules of Revenues, Expenditures and Changes in Fund Balance – Budget (Non-GAAP Basis) and Actual General Fund presented are for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2024, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.



Keith Faber
Auditor of State
Columbus, Ohio

June 21, 2024

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**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022
(UNAUDITED)**

The following Management's Discussion and Analysis (MD&A) of the Lake County Land Reutilization Corporation's (the Corporation) financial performance provides an introduction to the financial statements for the year ended December 31, 2022. The information contained in this MD&A should be considered in conjunction with the information contained in the Corporation's financial statements.

Financial Highlights

- At December 31, 2022, the Statement of Net Position assets of the Corporation exceeded the liabilities by \$ 7,575,748.
- Total net position for 2022 increased by \$ 278,348, compared to an increase in 2021 of \$ 490,796.
- The Corporation's total revenues on the Statement of Activities amounted to \$ 1,505,844 in 2022, of which \$ 1,501,620 or 99.71% were program revenues and \$ 4,224 or .29% were general revenues.
- The Corporation had \$ 1,227,496 in total expenses in 2022 compared to \$ 1,044,362 in 2021.

Using this Annual Financial Report

The annual report consists of financial statements and notes to those statements. These statements are organized so the reader can understand the Corporation as a financial whole.

The Statement of Net Position and Statement of Activities (referred collectively as the government-wide statements) provide information about the activities of the entire Corporation and present a longer-term view of the Corporation's finances. The Corporation has no long-term assets or liabilities.

Reporting the Corporation as a Whole

Statement of Net Position and Statement of Activities

These government-wide statements answer the question "How did the Corporation as a whole do financially during 2022?" They are prepared on the accrual basis of accounting, including all assets and liabilities, much the same way as for a private enterprise. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Corporation's net position and the changes in the net position. This change in net position is important as it tells the reader that, for the Corporation as a whole, the financial position of the Corporation has improved or diminished. However, in evaluating the overall position of the Corporation, nonfinancial information such as the condition of the Corporation's needs will also need to be evaluated.

The Statement of Net Position. This statement (page 9) reports all assets and liabilities of the Corporation as of December 31, 2022. The difference between total assets and total liabilities is reported as net position. Increases in net position generally indicate an improvement in financial position while decreases may indicate a deterioration of financial position.

The Statement of Activities. This statement (page 10) serves the purpose of the traditional income statement. It provides consolidated reporting of the results of all activities of the Corporation for the year ended December 31, 2022. Changes in net position are recorded in the period in which the underlying event takes place, which may differ from the period in which cash is received or disbursed. The Statement of Activities displays the expenses of the Corporation's various programs net of related revenues, as well as the separate presentation of revenues available for general purposes.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022
(UNAUDITED)**

In the Statement of Net Position and the Statement of Activities, the Corporation has one kind of activity:

Government Activities. All of the Corporation's programs are reported here. These programs will be funded primarily by penalties and interest on delinquent property taxes collected and intergovernmental revenue which can include federal grants, sales of properties and donations.

Reporting the Corporation's Most Significant Funds

Fund Financial Statements

These statements provide financial position and results of the Corporation's major funds. The Corporation's only major governmental fund is the General Fund. A fund is an accounting entity created to account for a specific activity or purpose. The creation of some funds is mandated by law and others are created by management to demonstrate financial compliance with budgetary or legal requirements. Funds are classified into three broad categories: governmental funds, proprietary funds, and fiduciary funds. The Corporation has only governmental funds.

Governmental Funds. Governmental funds are used to account for "Government Type" activities. However, unlike the government-wide financial statements, governmental fund statements use a "flow of financial resources" measurement focus. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Increases in spendable resources are reported in the operating statements as "revenues" or "other financing sources." Decreases in spendable resources are reported "expenditures" or "other financing uses." State and federal grants have financed most of those activities to date.

The Basic Governmental Fund Financial Statements can be found on pages 11 through 14 of this report.

Other Information

Notes to the Basic Financial Statements:

The notes provide additional and explanatory data. They are an integral part of the basic financial statements. Notes to the Basic Financial Statements can be found starting on page 15 of this report. As of December 31, 2022, the Corporation had no debt. See notes to the basic financial statements for additional information on debt.

The Corporation as a Whole

Recall the Statement of Net Position looks at the Corporation as a whole. Table 1 provides a summary of the Corporation's net position for 2022 and 2021.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022
(UNAUDITED)**

**Table 1
Net Position**

	<u>2022</u>	<u>2021</u>
Assets:		
Cash and cash equivalents	\$ 3,763,376	\$ 3,152,252
Lien receivable	188,350	157,566
Accounts receivable	36,110	36,110
Assets held for resale	3,567,383	3,944,379
Depreciable capital assets, net	<u>22,026</u>	<u>8,566</u>
Total assets	<u>7,577,245</u>	<u>7,298,873</u>
Liabilities:		
Accounts payable	8	0
Accrued wages	<u>1,489</u>	<u>1,473</u>
Total liabilities	<u>1,497</u>	<u>1,473</u>
Net Position:		
Net investment in capital assets	22,026	8,566
Unrestricted	<u>7,553,722</u>	<u>7,288,834</u>
Total net position	<u>\$ 7,575,748</u>	<u>\$ 7,297,400</u>

2022 was the tenth full year of operations for the Corporation. During 2022, the Corporation's overall financial position increased by \$ 278,348. Cash and cash equivalents increased due to an increase in property sales and revenue from forfeited property.

The following represents the Corporation's summary of changes in net position:

**Table 2
Changes in Net Position**

	<u>2022</u>	<u>2021</u>
Program Revenues:		
Capital grants & contributions	\$ 1,501,620	\$ 1,528,280
General Revenues:		
Interest	<u>4,224</u>	<u>6,878</u>
Total revenues	<u>1,505,844</u>	<u>1,535,158</u>
Program Expenses:		
Professional and contract services	1,167,587	987,255
Program Administration	<u>59,910</u>	<u>57,107</u>
Total program expenses	<u>1,227,496</u>	<u>1,044,362</u>
Increase (decrease) in net position	278,348	490,796
Net position, beginning of year	<u>7,297,400</u>	<u>6,806,604</u>
Net position, end of year	<u>\$ 7,575,748</u>	<u>\$ 7,297,400</u>

The Corporation's revenues were \$ 1,505,844 and its expenses were \$ 1,227,496 for 2022. The revenue sources are from the sale of properties, donations, and grants in addition to the Corporation's percentage share of penalties and interests on delinquent property taxes collected as authorized by the Lake County Board of Commissioners.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022
(UNAUDITED)**

A comparative analysis of the Corporation's financial position and change in net position is as follows:

- Total Revenues decreased \$ 29,314 from 2021 due mainly to a decrease in funding and a lack of grants received.
- Total Expenses increased \$ 183,134 from 2021, mainly due to increased loss on sale of property and contributions of real property in 2022.

Capital Assets

The Corporation's investment in capital assets as of December 31, 2022, amounted to \$ 22,026 (net of accumulated depreciation). This investment in capital assets consist of computer equipment, furniture and fixtures, and office equipment.

**Table 3
Capital Assets
(Net of Depreciation)**

	<u>2022</u>	<u>2021</u>
Computer equipment	\$ 25,706	\$ 9,038
Furniture & fixtures	2,197	2,197
Office equipment	11,185	11,185
Accumulated depreciation	<u>(17,062)</u>	<u>(13,854)</u>
Total capital assets, net of depreciation	<u>\$ 22,026</u>	<u>\$ 8,566</u>

Request for Information

This financial report is designed to provide a general overview of the Lake County Land Reutilization Corporation finances for all those with an interest in the Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Board of Directors, Lake County Land Reutilization Corporation, 8 North State Street, Ste 15, Painesville, OH 44077.

LAKE COUNTY LAND REUTILIZATION CORPORATION
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	Governmental Activities
Assets	
Cash and Cash Equivalents	\$ 3,763,376
Lien Receivable	188,350
Accounts Receivable	36,110
Assets Held for Resale	3,567,383
Depreciable Capital Assets, Net	22,026
Total Assets	7,577,245
 Liabilities	
Accounts Payable	8
Accrued Wages	1,489
Total Liabilities	1,497
 Net Position	
Net Investment in Capital Assets	22,026
Unrestricted	7,553,722
Total Net Position	\$ 7,575,748

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022**

		Program Revenues	Net Revenue & Changes in Net Position
	Expenses	Capital Grants & Contributions	Governmental Activities
Governmental Activities:			
Professional and Contract Services	\$ 1,167,587	\$ 1,501,620	\$ 334,034
Program Administration	59,910	-	(59,910)
Total Governmental Activities	\$ 1,227,496	\$ 1,501,620	274,124
 General Revenues:			
Interest			4,224
Total General Revenues			4,224
Change in Net Position			278,348
Net Position Beginning of Year			7,297,400
Net Position End of Year			\$ 7,575,748

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
BALANCE SHEET
GOVERNMENTAL FUND
DECEMBER 31, 2022**

	<u>General Fund</u>
Assets	
Equity in Pooled Cash and Cash Equivalents	\$ 3,763,376
Lien Receivable	188,350
Accounts Receivable	36,110
Assets Held for Resale	<u>3,567,383</u>
Total Assets	<u><u>\$ 7,555,219</u></u>
 Liabilities and Fund Balance	
Liabilities	
Accounts Payable	8
Accrued Wages	<u>1,489</u>
Total Liabilities	<u>1,497</u>
 Fund Balance	
Nonspendable	3,567,383
Unassigned	<u>3,986,339</u>
Total Fund Balance	<u>7,553,722</u>
Total Liabilities and Fund Balance	<u><u>\$ 7,555,219</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO
NET POSITION OF GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2022**

Total Governmental Fund Balances \$ 7,553,722

Amounts reported for governmental activities in the
statement of net position are different because:

Capital assets used in governmental activities are not financial resources and
therefore are not reported in the funds.

22,026

Net Position of Governmental Activities

\$ 7,575,748

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - GOVERNMENTAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2022**

	<u>General Fund</u>
Revenues:	
Intergovernmental	\$ 1,501,620
Grants	-
Interest	<u>4,224</u>
Total Revenues	<u>1,505,844</u>
Expenditures:	
Professional and Contract Services	1,181,046
Program Administration	<u>59,910</u>
Total Expenditures	<u>1,240,956</u>
Net Change in Fund Balances	264,888
Fund Balance Beginning of Year	<u>7,288,834</u>
Fund Balance End of Year	<u><u>\$ 7,553,722</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUND
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balance - Total Governmental Fund **\$ 264,888**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period as well as capital asset additions and loss on disposal of a capital asset.

Capital Asset Additions	16,667	
Current Year Depreciation	(3,207)	
	13,460	13,460
 Change in Net Position of Governmental Activities		 \$ 278,348

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022**

NOTE 1 - ORGANIZATION

Lake County Land Reutilization Corporation located in Painesville, Ohio efficiently holds and manages vacant, abandoned or tax-foreclosed real property pending its reclamation, rehabilitation, and reutilization. The Corporation also assists governmental entities and other non-profit and/or for-profit entities to assemble and clear the title of the previously described property.

The Corporation's governing body is a nine-member Board of Directors, consisting of two County Commissioners, the County Treasurer, a representative from the City of Mentor, the largest city within the County, and a township representative selected by the Lake County Township Association. The four remaining members were unanimously selected by the County Treasurer and the two County Commissioners. The Corporation is classified as a related organization of Lake County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14 as amended by GASB Statement No. 39.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding and evaluating the financial statements of Lake County Land Reutilization Corporation.

Basis of Presentation

The Corporation's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. These statements usually distinguish between those activities of the Corporation that are governmental and those that are considered business-type. The Corporation, however, does not have business-type activities.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program is self-financing or draws from the general revenues of the Corporation.

Fund Financial Statements

During the year, the Corporation segregates transactions related to certain Corporation functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general fund is its only governmental fund.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2022**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Accounting

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions, or limitations. For financial statement presentation purposes, the Corporation's fund is classified as governmental.

Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as fund balance. The following is the Corporation's only governmental fund:

General Fund The general fund accounts for all financial resources that are received from the County Treasurer from penalties and interests on delinquent taxes, governmental grants and revenues, sales of assets and donations. The general fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of Ohio.

Measurement Focus

Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e. revenues) and decreases (i.e. expenses) in total net position.

Fund Financial Statements

The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balance reports on the sources (i.e. revenues and other financing sources) and uses (i.e. expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for the general fund.

Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. The general fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, in the recording of deferred inflows/outflows of resources, and in the presentation of expenses versus expenditures.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2022**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenues - Exchange and Nonexchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within sixty days of year-end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Corporation must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, interest and grants revenue sources are considered to be both measurable and available at year-end.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Corporation considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2022**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets Held for Disposition

Assets held for disposition represent properties obtained as a result of forfeiture, purchased by or donated to the Corporation. These properties are valued based upon the County Auditor's Evaluation, the purchase price plus any costs of maintenance, rehabilitation, or demolition of homes on the properties. The Corporation holds the properties until the property is either sold for ownership, sold for rehabilitation purposes, donated, or the structure on the property is demolished prior to disposition. Some properties on which a commercial or residential structure was demolished have been transferred to the Corporation. These parcels may also be donated, sold or transferred to governmental, non-profit and/or for profit entities. Furthermore, assets held for disposition may be inventoried and/or aggregated with contiguous parcels for future uses including, but not limited to, community improvements, residential and/or commercial development, and green space.

Capital Assets

The Corporation's only capital assets are general capital assets. General capital assets are capital assets which are associated with and generally arise from governmental activities. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the financial statements of the general fund.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received.

Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

Nonspendable The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of interfund loans, loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

Restricted Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions.

Committed The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board or a Corporation official delegated that authority, or by State Statute.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2022**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Unassigned Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net Position

Net position represents the difference between all other elements in a statement of financial position. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Corporation applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Intergovernmental Revenue

The Corporation historically has received a portion of its operating income through Lake County. This money represents five percent of the total delinquent taxes, penalties, and interest collected by the County when received. The five percent is then distributed to the Corporation, upon the Corporation's request.

Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Summary of Other Accounting Policies

Cash balances in banks as of December 31, 2022 was \$ 3,777,096. Federal depository insurance covers \$ 250,000 per institution and the entire balance was insured at December 31, 2022 at depositor institution.

The Corporation is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and accordingly, no provision for income taxes has been recorded in the accompanying financial statements.

Advertising costs are expensed when incurred. Advertising expense was \$ 1,443 in 2022.

The costs of various program services have been summarized on a functional basis. Accordingly, certain costs have been allocated among the program services benefited.

LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2022

NOTE 3 - CAPITAL ASSETS

A summary of changes in capital assets during 2022 follows:

	12/31/21	Additions	Deletions	12/31/22
Computer Equipment	\$ 9,038	\$ 16,667	\$ 0	\$ 25,706
Furniture & fixtures	2,197	0	0	2,197
Office Equipment	11,185	0	0	11,185
Less: Accumulated Depreciation	(13,854)	(3,207)	0	(17,062)
Governmental Activities Capital Assets, Net	<u>\$ 8,566</u>	<u>\$ 13,460</u>	<u>\$ 0</u>	<u>\$ 22,026</u>

Depreciation of equipment is provided by using the straight-line method over the following estimated useful lives of the assets:

Machinery and equipment	3 – 10 years
Office equipment	5 – 7 years
Computers and software	5 – 10 years

Total depreciation of \$ 3,207 was expensed as of December 31, 2022.

NOTE 4 - LEASED FACILITIES

Effective November 1, 2015, the Corporation entered into a rolling lease agreement, which continues until 60 days after either party gives the other written notice of its intent to terminate the agreement. Monthly rent is \$ 450.

NOTE 5 - DEBT

At March 10, 2015, Lake County Land Reutilization Corporation entered into a loan agreement with Cuyahoga HHF Acquisitions, LLC. The Corporation can borrow \$ 100 per request from the lender and the loan and related fees will be due and payable on the first to occur of (a) maturity date of the Project Loan, (b) the reimbursement of the Corporation's demolition and related expenses, (c) the transfer of the Premises securing the Project Loan by the Corporation to a third party, or (d) the occurrence and continuation of an Event of Default. As of December 31, 2022, the Corporation had \$ -0- due. Furthermore, with the termination of the NIP Program, there will be no further need for the Corporation to borrow funds in the future.

NOTE 6 - RISK MANAGEMENT

The Corporation is exposed to various risks of loss related to torts, theft of, damage to, and construction of assets, injury, and natural disasters. As of December 31, 2022, the Corporation had adequate insurance coverage for those risks.

SUPPLEMENTARY INFORMATION
LAKE COUNTY LAND REUTILIZATION CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (NON-GAAP BASIS)
AND ACTUAL GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	Budget	Actual	Variance with Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 1,375,000	\$ 1,847,832	\$ 472,832
Interest	1,500	4,224	2,724
Total Revenues	<u>1,376,500</u>	<u>1,852,056</u>	<u>475,557</u>
Expenditures			
Professional and Contract Services	2,271,813	1,181,022	1,090,791
Program Administration	58,374	59,910	(1,536)
Total Expenditures	<u>2,330,187</u>	<u>1,240,932</u>	<u>1,089,255</u>
Net Change in Fund Balance	(953,687)	611,124	1,564,811
Fund Balance Beginning of Year	3,143,202	3,143,202	-
Fund Balance End of Year	<u>\$ 2,189,515</u>	<u>\$ 3,754,326</u>	<u>\$ 1,564,811</u>

See accompanying notes to the supplementary information

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2022**

BUDGETARY BASIS OF ACCOUNTING

Budgetary Process

The budgetary process that is followed by the Land Reutilization Corporation is for control purposes and is set forth in its Code of Regulations. At least ten (10) days prior to the first regularly scheduled quarterly meeting in the Corporation's fiscal year, the Executive Director shall provide to the Board of Directors the annual budget for the fiscal year. The Board of Directors shall at the first regularly scheduled meeting or at another meeting called for the purpose, adopt the annual budget which shall govern the expenditures of the Corporation during the last three quarters of the fiscal year and first quarter of the following year to which such budget applies. On and after its commencement, the annual budget as adopted may be amended or supplemented by the Board of Directors as circumstances warrant. No binding monetary obligation of the Corporation shall be entered into unless there exists at the time in the applicable budget line item an unencumbered balance in an amount no less than lesser of (a) the amount of the monetary obligation to be incurred without either the amendment or supplement of such budget and line item by the Board of Directors and (b) the amount of the monetary obligation that will be due and payable in the fiscal year in which the monetary obligation is incurred. Nothing in this budgetary process shall be construed as prohibiting the Executive Director from approving the transfer of an unencumbered balance from any line item, account, or fund to a line item, account, or fund with respect to which an insufficient unencumbered balance exists when it is in the best interests of the Corporation to enter into the binding monetary obligation. In the event that due to unforeseen circumstances the annual budget has not been adopted and is not ready for adoption by the last day of the fiscal year immediately preceding the year of which such budget is to be effective, the Board of Directors may adopt a temporary budget governing fiscal matters for the next three months of the new fiscal year.

Budgetary Basis of Accounting

While the Land Reutilization Corporation is reporting financial position, results of operations and changes in fund balance on the basis of generally accepted accounting principles (GAAP), the budgetary basis is based upon accounting for certain transactions on a basis of cash receipts and disbursements. The Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget (Non-GAAP Basis) and Actual presented for the general fund is presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and GAAP basis are:

1. Revenues are recorded when received in cash (budget basis) as opposed to when susceptible to accrual (GAAP basis).
2. Expenditures are recorded when paid in cash (budget basis) as opposed to when the liability is incurred (GAAP basis).

The following table summarizes the adjustments necessary to reconcile the GAAP basis statement to the budgetary basis statement for the general fund.

<u>Net Change in Fund Balance</u> <u>For the Year Ended December 31, 2022</u>	
GAAP Basis	\$ 264,888
Net Adjustment for Revenue Accruals	346,212
Net Adjustment for Expenditure Accruals	<u>24</u>
Budget Basis	<u><u>\$ 611,124</u></u>

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2021
(UNAUDITED)**

The following Management's Discussion and Analysis (MD&A) of the Lake County Land Reutilization Corporation's (the Corporation) financial performance provides an introduction to the financial statements for the year ended December 31, 2021. The information contained in this MD&A should be considered in conjunction with the information contained in the Corporation's financial statements.

Financial Highlights

- At December 31, 2021, the Statement of Net Position assets of the Corporation exceeded the liabilities by \$ 7,297,400.
- Total net position for 2021 increased by \$ 490,796, compared to a decrease in 2020 of \$ 44,121.
- The Corporation's total revenues on the Statement of Activities amounted to \$ 1,535,158 in 2021, of which \$ 1,528,280 or 99.55% were program revenues and \$ 6,878 or .45% were general revenues.
- The Corporation had \$ 1,044,362 in total expenses in 2021 compared to \$ 2,059,805 in 2020.

Using this Annual Financial Report

The annual report consists of financial statements and notes to those statements. These statements are organized so the reader can understand the Corporation as a financial whole.

The Statement of Net Position and Statement of Activities (referred collectively as the government-wide statements) provide information about the activities of the entire Corporation and present a longer-term view of the Corporation's finances. The Corporation has no long-term assets or liabilities.

Reporting the Corporation as a Whole

Statement of Net Position and Statement of Activities

These government-wide statements answer the question "How did the Corporation as a whole do financially during 2021?" They are prepared on the accrual basis of accounting, including all assets and liabilities, much the same way as for a private enterprise. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Corporation's net position and the changes in the net position. This change in net position is important as it tells the reader that, for the Corporation as a whole, the financial position of the Corporation has improved or diminished. However, in evaluating the overall position of the Corporation, nonfinancial information such as the condition of the Corporation's needs will also need to be evaluated.

The Statement of Net Position. This statement (page 27) reports all assets and liabilities of the Corporation as of December 31, 2021. The difference between total assets and total liabilities is reported as net position. Increases in net position generally indicate an improvement in financial position while decreases may indicate a deterioration of financial position.

The Statement of Activities. This statement (page 28) serves the purpose of the traditional income statement. It provides consolidated reporting of the results of all activities of the Corporation for the year ended December 31, 2021. Changes in net position are recorded in the period in which the underlying event takes place, which may differ from the period in which cash is received or disbursed. The Statement of Activities displays the expenses of the Corporation's various programs net of related revenues, as well as the separate presentation of revenues available for general purposes.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2021
(UNAUDITED)**

In the Statement of Net Position and the Statement of Activities, the Corporation has one kind of activity:

Government Activities. All of the Corporation's programs are reported here. These programs will be funded primarily by penalties and interest on delinquent property taxes collected and intergovernmental revenue which can include federal grants, sales by properties and donations.

Reporting the Corporation's Most Significant Funds

Fund Financial Statements

These statements provide financial position and results of the Corporation's major funds. The Corporation's only major governmental fund is the General Fund. A fund is an accounting entity created to account for a specific activity or purpose. The creation of some funds is mandated by law and others are created by management to demonstrate financial compliance with budgetary or legal requirements. Funds are classified into three broad categories: governmental funds, proprietary funds, and fiduciary funds. The Corporation has only governmental funds.

Governmental Funds. Governmental funds are used to account for "Government Type" activities. However, unlike the government-wide financial statements, governmental fund statements use a "flow of financial resources" measurement focus. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Increases in spendable resources are reported in the operating statements as "revenues" or "other financing sources." Decreases in spendable resources are reported "expenditures" or "other financing uses." State and federal grants have financed most of those activities to date.

The Basic Governmental Fund Financial Statements can be found on pages 29 through 32 of this report.

Other Information

Notes to the Basic Financial Statements:

The notes provide additional and explanatory data. They are an integral part of the basic financial statements. Notes to the Basic Financial Statements can be found starting on page 33 of this report. As of December 31, 2021, the Corporation had no debt. See notes to the basic financial statements for additional information on debt.

The Corporation as a Whole

Recall the Statement of Net Position looks at the Corporation as a whole. Table 1 provides a summary of the Corporation's net position for 2021 and 2020.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2021
(UNAUDITED)**

**Table 1
Net Position**

	<u>2021</u>	<u>2020</u>
Assets:		
Cash and cash equivalents	\$ 3,152,252	\$ 2,664,399
Lien receivable	157,566	202,972
Accounts receivable	36,110	36,110
Assets held for resale	3,944,379	3,897,105
Depreciable capital assets, net	<u>8,566</u>	<u>7,312</u>
Total assets	<u>7,298,873</u>	<u>6,807,898</u>
Liabilities:		
Accrued wages	<u>1,473</u>	<u>1,294</u>
Total liabilities	<u>1,473</u>	<u>1,294</u>
Net Position:		
Net investment in capital assets	8,566	7,312
Unrestricted	<u>7,288,834</u>	<u>6,799,292</u>
Total net position	<u>\$ 7,297,400</u>	<u>\$ 6,806,604</u>

2021 was the ninth full year of operations for the Corporation. During 2021, the Corporation's overall financial position increased by \$ 490,796. Cash and cash equivalents increased due to an increase in grants received. The biggest factors in the overall increase in financial position was the increase in grants received and lower costs of sales of real property compared to 2020.

The following represents the Corporation's summary of changes in net position:

**Table 2
Changes in Net Position**

	<u>2021</u>	<u>2020</u>
Program Revenues:		
Capital grants & contributions	\$ 1,528,280	\$ 1,996,352
General Revenues:		
Interest	<u>6,878</u>	<u>19,332</u>
Total revenues	<u>1,535,158</u>	<u>2,015,684</u>
Program Expenses:		
Professional and contract services	987,255	2,003,815
Program Administration	<u>57,107</u>	<u>55,990</u>
Total program expenses	<u>1,044,362</u>	<u>2,059,805</u>
Increase (decrease) in net position	490,796	(44,121)
Net position, beginning of year	<u>6,806,604</u>	<u>6,850,725</u>
Net position, end of year	<u>\$ 7,297,400</u>	<u>\$ 6,806,604</u>

The Corporation's revenues were \$ 1,535,158 and its expenses were \$ 1,044,362 for 2021. The revenue sources are from the sale of properties, donations, and grants in addition to the Corporation's percentage share of penalties and interests on delinquent property taxes collected as authorized by the Lake County Board of Commissioners.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2021
(UNAUDITED)**

A comparative analysis of the Corporation's financial position and change in net position is as follows:

- Total Revenues decreased \$ 480,526 from 2020 due mainly to a decrease of forfeited property sold.
- Total Expenses decreased \$ 1,015,443 from 2020, mainly due to decreased demolition related costs in 2021.

Capital Assets

The Corporation's investment in capital assets as of December 31, 2021, amounted to \$ 8,566 (net of accumulated depreciation). This investment in capital assets consist of computer equipment, furniture and fixtures, and office equipment.

**Table 3
Capital Assets
(Net of Depreciation)**

	<u>2021</u>	<u>2020</u>
Computer equipment	\$ 9,038	\$ 5,639
Furniture & fixtures	2,197	2,197
Office equipment	11,185	11,185
Accumulated depreciation	<u>(13,854)</u>	<u>(11,709)</u>
Total capital assets, net of depreciation	<u>\$ 8,566</u>	<u>\$ 7,312</u>

Request for Information

This financial report is designed to provide a general overview of the Lake County Land Reutilization Corporation finances for all those with an interest in the Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Board of Directors, Lake County Land Reutilization Corporation, 8 North State Street, Ste 15, Painesville, OH 44077.

LAKE COUNTY LAND REUTILIZATION CORPORATION
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Governmental Activities
Assets	
Cash and Cash Equivalents	\$ 3,152,252
Lien Receivable	157,566
Accounts Receivable	36,110
Assets Held for Resale	3,944,379
Depreciable Capital Assets, Net	8,566
Total Assets	7,298,873
 Liabilities	
Accrued Wages	1,473
Total Liabilities	1,473
 Net Position	
Net Investment in Capital Assets	8,566
Unrestricted	7,288,834
Total Net Position	\$ 7,297,400

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021**

		Program Revenues	Net Revenue & Changes in Net Position
	Expenses	Capital Grants & Contributions	Governmental Activities
Governmental Activities:			
Professional and Contract Services	\$ 987,255	\$ 1,528,280	\$ 541,025
Program Administration	57,107	-	(57,107)
Total Governmental Activities	\$ 1,044,362	\$ 1,528,280	483,918
 General Revenues:			
Interest			6,878
Total General Revenues			6,878
Change in Net Position			490,796
Net Position Beginning of Year			6,806,604
Net Position End of Year			\$ 7,297,400

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
BALANCE SHEET
GOVERNMENTAL FUND
DECEMBER 31, 2021**

	<u>General Fund</u>
Assets	
Equity in Pooled Cash and Cash Equivalents	\$ 3,152,252
Lien Receivable	157,566
Accounts Receivable	36,110
Assets Held for Resale	<u>3,944,379</u>
Total Assets	<u><u>\$ 7,290,307</u></u>
 Liabilities and Fund Balance	
Liabilities	
Accrued Wages	<u>1,473</u>
Total Liabilities	<u>1,473</u>
 Fund Balance	
Nonspendable	3,944,379
Unassigned	<u>3,344,455</u>
Total Fund Balance	<u>7,288,834</u>
Total Liabilities and Fund Balance	<u><u>\$ 7,290,307</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO
NET POSITION OF GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2021**

Total Governmental Fund Balances \$ 7,288,834

Amounts reported for governmental activities in the
statement of net position are different because:

Capital assets used in governmental activities are not financial resources and
therefore are not reported in the funds.

8,566

Net Position of Governmental Activities

\$ 7,297,400

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - GOVERNMENTAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>General Fund</u>
Revenues:	
Intergovernmental	\$ 1,449,724
Grants	78,556
Interest	<u>6,878</u>
Total Revenues	<u>1,535,158</u>
 Expenditures:	
Professional and Contract Services	988,509
Program Administration	<u>57,107</u>
Total Expenditures	<u>1,045,616</u>
Net Change in Fund Balances	489,542
 Fund Balance Beginning of Year	 <u>6,799,292</u>
 Fund Balance End of Year	 <u><u>\$ 7,288,834</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUND
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balance - Total Governmental Fund **\$ 489,542**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period as well as capital asset additions and loss on disposal of a capital asset.

Capital Asset Additions	3,399	
Current Year Depreciation	(2,145)	
	1,254	1,254
 Change in Net Position of Governmental Activities		 \$ 490,796

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2021**

NOTE 1 - ORGANIZATION

Lake County Land Reutilization Corporation located in Painesville, Ohio efficiently holds and manages vacant, abandoned or tax-foreclosed real property pending its reclamation, rehabilitation, and reutilization. The Corporation also assists governmental entities and other non-profit and/or for-profit entities to assemble and clear the title of the previously described property.

The Corporation's governing body is a nine-member Board of Directors, consisting of two County Commissioners, the County Treasurer, a representative from the City of Mentor, the largest city within the County, and a township representative selected by the Lake County Township Association. The four remaining members were unanimously selected by the County Treasurer and the two County Commissioners. The Corporation is classified as a related organization of Lake County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14 as amended by GASB Statement No. 39.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding and evaluating the financial statements of Lake County Land Reutilization Corporation.

Basis of Presentation

The Corporation's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. These statements usually distinguish between those activities of the Corporation that are governmental and those that are considered business-type. The Corporation, however, does not have business-type activities.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program is self-financing or draws from the general revenues of the Corporation.

Fund Financial Statements

During the year, the Corporation segregates transactions related to certain Corporation functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general fund is its only governmental fund.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2021**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Accounting

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions, or limitations. For financial statement presentation purposes, the Corporation's fund is classified as governmental.

Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as fund balance. The following is the Corporation's only governmental fund:

General Fund - The general fund accounts for all financial resources that are received from the County Treasurer from penalties and interests on delinquent taxes, governmental grants and revenues, sales of assets and donations. The general fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of Ohio.

Measurement Focus

Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e. revenues) and decreases (i.e. expenses) in total net position.

Fund Financial Statements

The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balance reports on the sources (i.e. revenues and other financing sources) and uses (i.e. expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for the general fund.

Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. The general fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, in the recording of deferred inflows/outflows of resources, and in the presentation of expenses versus expenditures.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2021**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenues - Exchange and Nonexchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within sixty days of year-end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Corporation must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, interest and grants revenue sources are considered to be both measurable and available at year-end.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Corporation considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2021**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets Held for Disposition

Assets held for disposition represent properties obtained as a result of forfeiture, purchased by or donated to the Corporation. These properties are valued based upon the County Auditor's Evaluation, the purchase price plus any costs of maintenance, rehabilitation, or demolition of homes on the properties. The Corporation holds the properties until the property is either sold for ownership, sold for rehabilitation purposes, donated, or the structure on the property is demolished prior to disposition. Some properties on which a commercial or residential structure was demolished have been transferred to the Corporation. These parcels may also be donated, sold or transferred to governmental, non-profit and/or for profit entities. Furthermore, assets held for disposition may be inventoried and/or aggregated with contiguous parcels for future uses including, but not limited to, community improvements, residential and/or commercial development, and green space.

Capital Assets

The Corporation's only capital assets are general capital assets. General capital assets are capital assets which are associated with and generally arise from governmental activities. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the financial statements of the general fund.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received.

Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

Nonspendable The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of interfund loans, loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

Restricted Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions.

Committed The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board or a Corporation official delegated that authority, or by State Statute.

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2021**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Unassigned Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net Position

Net position represents the difference between all other elements in a statement of financial position. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Corporation applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Intergovernmental Revenue

The Corporation historically has received a portion of its operating income through Lake County. This money represents five percent of the total delinquent taxes, penalties, and interest collected by the County when received. The five percent is then distributed to the Corporation, upon the Corporation's request.

Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Summary of Other Accounting Policies

Cash balances in banks as of December 31, 2021 was \$ 3,152,702. Federal depository insurance covers \$ 250,000 per institution and the entire balance was insured at December 31, 2021 at depositor institution.

The Corporation is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and accordingly, no provision for income taxes has been recorded in the accompanying financial statements.

Advertising costs are expensed when incurred. Advertising expense was \$ 1,466 in 2021.

The costs of various program services have been summarized on a functional basis. Accordingly, certain costs have been allocated among the program services benefited.

LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2021

NOTE 3 - CAPITAL ASSETS

A summary of changes in capital assets during 2021 follows:

	12/31/20	Additions	Deletions	12/31/21
Computer Equipment	\$ 5,639	\$ 3,399	\$ 0	\$ 9,038
Furniture & fixtures	2,197	0	0	2,197
Office Equipment	11,185	0	0	11,185
Less: Accumulated Depreciation	(11,709)	(2,145)	0	(13,854)
Governmental Activities Capital Assets, Net	<u>\$ 7,312</u>	<u>\$ 1,254</u>	<u>\$ 0</u>	<u>\$ 8,566</u>

Depreciation of equipment is provided by using the straight-line method over the following estimated useful lives of the assets:

Machinery and equipment	3 – 10 years
Office equipment	5 – 7 years
Computers and software	5 – 10 years

Total depreciation of \$ 2,145 was expensed as of December 31, 2021.

NOTE 4 - LEASED FACILITIES

Effective November 1, 2015, the Corporation entered into a rolling lease agreement, which continues until 60 days after either party gives the other written notice of its intent to terminate the agreement. Monthly rent is \$ 450.

NOTE 5 - DEBT

At March 10, 2015, Lake County Land Reutilization Corporation entered into a loan agreement with Cuyahoga HHF Acquisitions, LLC. The Corporation can borrow \$ 100 per request from the lender and the loan and related fees will be due and payable on the first to occur of (a) maturity date of the Project Loan, (b) the reimbursement of the Corporation's demolition and related expenses, (c) the transfer of the Premises securing the Project Loan by the Corporation to a third party, or (d) the occurrence and continuation of an Event of Default. As of December 31, 2021, the Corporation had \$ -0- due. Furthermore, with the termination of the NIP Program, there will be no further need for the Corporation to borrow funds in the future.

NOTE 6 - RISK MANAGEMENT

The Corporation is exposed to various risks of loss related to torts, theft of, damage to, and construction of assets, injury, and natural disasters. As of December 31, 2021, the Corporation had adequate insurance coverage for those risks.

SUPPLEMENTARY INFORMATION
LAKE COUNTY LAND REUTILIZATION CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (NON-GAAP BASIS)
AND ACTUAL GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	Budget	Actual	Variance with Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 1,253,649	\$ 1,447,856	\$ 194,207
Grants	92,222	78,556	(13,666)
Interest	9,000	6,878	(2,122)
Total Revenues	<u>1,354,871</u>	<u>1,533,290</u>	<u>178,419</u>
Expenditures			
Professional and Contract Services	2,209,168	988,330	1,220,838
Program Administration	57,073	57,107	(34)
Total Expenditures	<u>2,266,241</u>	<u>1,045,437</u>	<u>1,220,804</u>
Net Change in Fund Balance	(911,370)	487,853	1,399,223
Fund Balance Beginning of Year	2,655,349	2,655,349	-
Fund Balance End of Year	<u>\$ 1,743,979</u>	<u>\$ 3,143,202</u>	<u>\$ 1,399,223</u>

See accompanying notes to the supplementary information

**LAKE COUNTY LAND REUTILIZATION CORPORATION
NOTES TO SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2021**

BUDGETARY BASIS OF ACCOUNTING

Budgetary Process

The budgetary process that is followed by the Land Reutilization Corporation is for control purposes and is set forth in its Code of Regulations. At least ten (10) days prior to the first regularly scheduled quarterly meeting in the Corporation's fiscal year, the Executive Director shall provide to the Board of Directors the annual budget for the fiscal year. The Board of Directors shall at the first regularly scheduled meeting or at another meeting called for the purpose, adopt the annual budget which shall govern the expenditures of the Corporation during the last three quarters of the fiscal year and first quarter of the following year to which such budget applies. On and after its commencement, the annual budget as adopted may be amended or supplemented by the Board of Directors as circumstances warrant. No binding monetary obligation of the Corporation shall be entered into unless there exists at the time in the applicable budget line item an unencumbered balance in an amount no less than lesser of (a) the amount of the monetary obligation to be incurred without either the amendment or supplement of such budget and line item by the Board of Directors and (b) the amount of the monetary obligation that will be due and payable in the fiscal year in which the monetary obligation is incurred. Nothing in this budgetary process shall be construed as prohibiting the Executive Director from approving the transfer of an unencumbered balance from any line item, account, or fund to a line item, account, or fund with respect to which an insufficient unencumbered balance exists when it is in the best interests of the Corporation to enter into the binding monetary obligation. In the event that due to unforeseen circumstances the annual budget has not been adopted and is not ready for adoption by the last day of the fiscal year immediately preceding the year of which such budget is to be effective, the Board of Directors may adopt a temporary budget governing fiscal matters for the next three months of the new fiscal year.

Budgetary Basis of Accounting

While the Land Reutilization Corporation is reporting financial position, results of operations and changes in fund balance on the basis of generally accepted accounting principles (GAAP), the budgetary basis is based upon accounting for certain transactions on a basis of cash receipts and disbursements. The Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget (Non-GAAP Basis) and Actual presented for the general fund is presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and GAAP basis are:

1. Revenues are recorded when received in cash (budget basis) as opposed to when susceptible to accrual (GAAP basis).
2. Expenditures are recorded when paid in cash (budget basis) as opposed to when the liability is incurred (GAAP basis).

The following table summarizes the adjustments necessary to reconcile the GAAP basis statement to the budgetary basis statement for the general fund.

Net Change in Fund Balance For the Year Ended December 31, 2021	
GAAP Basis	\$ 489,542
Net Adjustment for Revenue Accruals	(1,868)
Net Adjustment for Expenditure Accruals	179
Budget Basis	\$ 487,853

OHIO AUDITOR OF STATE KEITH FABER



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY GOVERNMENT AUDITING STANDARDS

Lake County Land Reutilization Corporation
Lake County
8 North State Street, Suite 215
Painesville, Ohio 44077

To the Board of Directors:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the General Fund of the Lake County Land Reutilization Corporation, Lake County, (the Corporation) as of and for the years ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated June 21, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Corporation's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Keith Faber
Auditor of State
Columbus, Ohio

June 21, 2024

OHIO AUDITOR OF STATE KEITH FABER



LAKE COUNTY LAND REUTILIZATION CORPORATION

LAKE COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

This is a true and correct copy of the report, which is required to be filed pursuant to Section 117.26, Revised Code, and which is filed in the Office of the Ohio Auditor of State in Columbus, Ohio.



Certified for Release 7/9/2024

65 East State Street, Columbus, Ohio 43215
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at
www.ohioauditor.gov